



Pensilva, Liskeard

PL14 5PP



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ESTATE AGENTS

Guide Price £335,000

Pensilva offers a good range of local facilities to include a shop, church, primary school, community centre & modern health centre. For more comprehensive amenities the towns of Liskeard & Callington are within driveable reach. A number of countryside walks can easily be accessed.

- Exceptional Detached refurbished Bungalow
- Impressive Kitchen/Diner, separate Utility & Pantry
- 3 Double Bedrooms
- Stunning Family Bathroom and En suite to Master Bedroom
- VIEWING ESSENTIAL TO BE APPRECIATED
- BEING SOLD WITH NO ONWARD CHAIN



This impressive detached bungalow has been renovated, refurbished & finished to a really high standard & is a credit to its present vendors. The composite entrance door opens to a generously sized Boot room, which includes two large cloaks storage cupboards & shoe storage. From here access can be gained to the Living room & to the Kitchen/Dining room. The impressive Kitchen/dining room is fitted with a range of modern base units, tall cupboard which could house a fridge/freezer, maple work top surfaces with matching splashbacks & detailed wall panelling. Four ring Electric hob with an electric oven beneath, extractor above & there is a breakfast bar with seating area beneath. Belfast sink, pan drawers & space for dishwasher. This room is generously sized & a very social space being the hub of the property and is an ideal choice for entertaining. An inner hallway then leads to the Utility room where there is space for a fridge freezer, matching base units with maple work top surfaces, a circular sink & has space for a washing machine. Opposite the utility there is a good sized Pantry cupboard with shelving & matching base units with maple work surfaces. The principle reception room being the Living room would be a pleasure to relax in & has feature wall panelling to one wall. An opening then leads into the Sun room which is dual aspect. This room could be utilised for individual preferences & could lend itself to becoming a study for persons working from home.

The Master Bedroom is a good sized double bedroom with feature panelling to one wall & faces to the side overlooking the garden. A door leads through to the En suite with an over sized shower cubicle with a waterfall shower head & secondary shower head. Vanity unit incorporating a shaped wash hand basin & enclosed cistern low level WC, tiling & heated towel rail. From the Kitchen/dining room there is a door which leads into a further Hallway having a storage cupboard housing the new Worcester central heating & hot water boiler & there is a door to the side elevation. Bedroom 2 is a double bedroom with feature panelling to one wall, & faces to the side overlooking the garden. Bedroom Three is also a double bedroom with part panelling to one wall & faces to the rear.



OUTSIDE

The stunning Bathroom consists of an oval shaped bath with a free standing floor shower over, a vanity unit incorporating the enclosed cistern WC and a shaped wash hand basin, heated mirror & heated towel rail. Bedroom Two is a double bedroom with feature part panelling to one wall, & has a window which overlooks the garden. Bedroom Three is also a double bedroom with part panelling to one wall & has a window to the rear overlooking the garden.

OUTSIDE

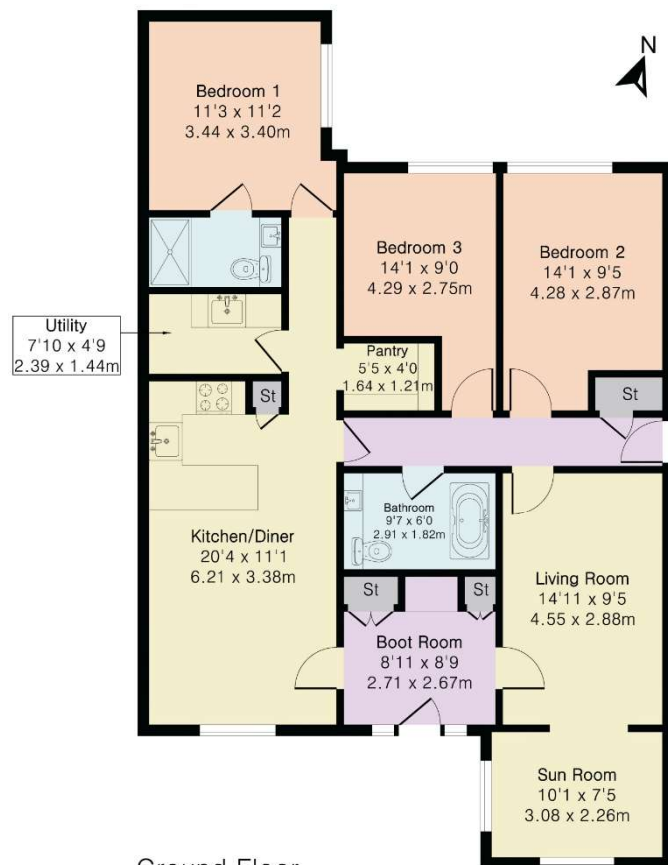
To the front there is a gateway which opens up to the parking area, suitable for 3-4 vehicles. The front garden has shrubs, trees & a paved area. To the side there are shrubs & natural hedging with a pathway leading around to the rear. At the rear, steps lead up to the main garden which is laid to pebble, private & edged with flowers, shrubs & trees. There is a seating area with pergola suitable for alfresco dining.

Services: Mains Electric Gas Water & drainage

Council Tax: According to Cornwall Council the Tax Band for the property is C



Approximate Gross Internal Area 1164 sq ft - 108 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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